



The Newsletter of the High Country, Tolland Massachusetts

The Tolland Tattler

Published by the Board of Selectmen

SEPTEMBER 2005



A Special Town Meeting

is scheduled for

Wednesday, October 5th 7PM.

to vote on the articles from the override of August 9th.

Watch for your October Tattler for the wording of these and any other articles.

From The Board of Selectmen:





Proposed Zoning Bylaw

Printed copies of entire 68 page proposed Zoning Bylaw document are available at Tolland Town Hall and at the Tolland Public Library

Objectives for this Summary Document: This summary of changes is intended to highlight major changes between the current and proposed Tolland Zoning Bylaws. It is not a legal document or representation, but rather intends to make it easier to determine what's new and different and what stays the same. It is a good faith effort on the part of the Zoning Bylaw Review Committee to represent these changes. If there are errors or omissions they are unintentional. Reading this document will not substitute for reading the proposed zoning bylaw document. Citizens are urged to do such and bring questions and issues forward at the Monday, September 12th public hearing.

Zoning Maps: There is no change to the zoning maps or districts.

Objectives for Bylaw Revision: The Zoning Bylaw Review Committee has worked for over two years under the direction of the Town of Tolland Planning Board to accomplish the following objectives: Citizens are urged to attend the Public Hearing on Monday, September 12th to provide comment and input.

- Update the current Tolland Zoning Bylaw which was adopted in 1978 to conform to Massachusetts General Law and reflect current needs of residents and land owners and residents while protecting property values and assuring public safety
- Improve the document formatting and readability
- Incorporate the Personal Wireless Services Facility (cell tower) bylaw within the document adopted in 2001. This makes that Section VII (currently Section XII). All other sections are then renumbered to reflect this proper position of this section.

Changes in the document are described below. Only major changes, additions and deletions are highlighted. Editorial or language changes that do not alter meaning are not considered changes.

Table of Contents Added for understanding the document structure and locating the pages

Page Numbering Scheme: Pages are numbered within major sections of the bylaw (example, Section V, pages 1 through 5; Section IX, pages 108, etc.) This will ease maintenance of the document when changes are made in the future

Formatting: Formatting changes were made to improve readability. Changes include use of tables, bullets to enumerate points and consistent use of Bold text. These changes are enabled by technology not available in 1978. Headers are also included for improved location of topics.

Terminology: the term Site Plan Approval changed to Site Plan Review to conform to recommendations by Mass. Attorney General.

Section I: Purpose: One additional purpose was added:
"Conserve the natural resources, protect scenic views, maintain the beauty of the Town, and protect the environment."

Section II: Presenting existing Uses Permitted:

- New Section B: Applicability of Amendments and Revisions: Add section to incorporate Mass. Gen. Law about when new provisions of this proposed zoning bylaw are effective.
- New Section C: Conformance of Construction or Operations Under a Building or Special Permit: Construction Added section to incorporate Mass. General Law.

Section III: Zoning Districts: No changes recommended in districts locations or names.

Section IV: Definitions: The table has been revised to incorporate new terms, improve clarity of existing terms and eliminate redundant or unnecessary terms. Definitions are now compliant with terminology approved by the Massachusetts Attorney General in bylaws of other towns.

Section V: Table of Land Use

- Changes in Section V: Table of Land Use to assure consistency across zoning districts and make requirements for Special Permits, Site Plan Review and Prohibitions clear. Terminology was changed from Yes/No or SPA, etc. in the old Table to clear, consistent terms including
- Special Permit with Site Plan Review
- Site Plan Review
- Permitted by Right with Site Plan Review
- Prohibited

*New Provision on Corner Lots and Lots Facing Two or More Streets

Note: the first column in the table documents specific changes including terminology changes and changes in requirements. Column 1 will not appear in the final document. It is intended for explanatory purposes only. Crossed out terminology will also be deleted from the Table in the document to be voted the Special Town Meeting (to be scheduled after the public hearing)

This table is the primary representation of what is or is not permitted in the Bylaw and should be carefully reviewed to prepare for discussion at the Public Hearing

Section VI: Table of Dimensional Requirements: No changes in setbacks, frontage requirements.

Section VII: General Regulations. Section numbers changed to reflect additions

- Old Sections A and B on Non-conforming Uses and General Provisions for New Buildings:
*Incorporation of Mass. General Law, Massachusetts Building Code requirements and simpler, improved wording.

- Section D (formerly C) - Earth Removal.
 - * Clarified requirements.
 - * Establish duration of Special Permits and renewal requirements
 - * Further define earth restoration requirements upon cessation of actions
 - * Detailed application process and requirements
- Section D - Mobile Homes and Recreation Vehicles: Clarified requirements.
- Section E - Commercial Recreation
 - * Requirements clarified.
 - * Elaboration of types of facilities covered by this provision
 - * Incorporation of Municipal Exception to clearly define conditions and events that are not included in Commercial Recreation (e.g. Black Fly Day)
 - * Refined application process and Special Permit requirements
- Section F - Signs
 - * Defines signs Permitted by Right vs. signs requiring Special Permit
 - * Increased prohibitions on commercial signs to incorporate new types of signs used by businesses determined to be inconsistent with Tolland's rural character
 - * Clarifies sign location requirements
 - * Establishes sign removal requirements
- Section G - View Obstruction and Corner Clearance No major change.
- Section H - Parking. No change
- Section I - Storage Clarify vehicle storage requirements for businesses.
- Section J - Driveways. New section added to define driveway specifications, application process and requirements for new construction to
 - * protect town roads
 - * accommodate public safety access by fire and other vehicles.
 - * Define administration requirements with responsibility by Tolland Department of Public Works
- Section K: Home Occupations:
 - * Expand definition
 - * Clarify types of businesses considered to be occupations applicable to this provision. Increased number of examples of this By Right provision.
 - * Define conditions
- Section L: Accessory Apartments
 - * Recommends allowing Accessory Apartments by Special Permit (renewable) in dwellings or accessory structures in owner occupied dwellings and in Town Center businesses.
 - * Defines conditions, Special Permit requirements, deed registration requirements and certification of owner occupancy requirements.
- Section M: Accessory Buildings and Structures: New section to clarify requirements, including setback requirements and Site Plan Review requirements
- Section N: Fences; New section defining Fence requirements and limitations as defined in the Massachusetts Building Code.

Section VIII - Personal Wireless Services Facility. No changes at all. . This section number changed to Section VIII from its position as Section XII in current bylaw. It was appended to the current bylaw when adopted.

Section IX - Special Provisions

- Section clarifying Effective Date added to conform to Mass. Gen. Law.
- Application, site plan and approval process responsibilities defined and clarified and conformed to Mass. General Law.
- Renewal periods on some types of Special Permits defined (e.g. owner-occupied Accessory Apartments.
- Option for Planning Board Site Visits and use of Experts for advice made explicit.
- Requirements for certification of Special Permit by Town Clerk and registration with Hampden County Registry of Deeds added to conform to Mass. General Law.
- Requirements clarified for Site Plan Review for Applications Not Requiring Special Permits
- Requirement for verification of compliance with Site Plan before Building Permit issued made explicit.

Appeals Process

- Process and requirements clarified to conform to Mass. General Law.
- Meetings, schedules and procedures defined.

Section X - Bylaw Administration

- Responsibility for enforcement clarified and made explicit.
- Penalties described and relationship to Tolland Bylaws on Criminal and Non-Criminal Disposition of Penalties. Municipal Charges Bylaw and Municipal Charges Lien Bylaw incorporated.
- Incorporates Town of Tolland Bylaw on Failure to Pay Municipal Taxes or Charges as Grounds for Denial, Suspension, Revocation of License or Permit in accordance with Massachusetts General Law, Chapter 40, Section 57.

NOTICE OF PUBLIC HEARING

The Town of Tolland Planning & Zoning Board will conduct a Public Hearing on Monday, September 12, 2005 at 7:00 pm EDT at the Tolland Town Hall, 240 West Granville Road, for the purpose of presenting proposed revisions to the Town of Tolland Zoning By-Law, and receiving public questions and commentary relative thereto. No vote to adopt any changes will be taken at the hearing, but a vote to adopt final changes is expected to be taken later in 2005.

Copies of the proposed zoning by-law will be available for review at <www.tolland-ma.gov> <<<http://www.tolland-ma.gov>>> and at the Tolland Town Hall, 240 West Granville Road, and the Tolland Library on Clubhouse Road, as of September 15, 2005.

Stephen McAlister, Chairman

New!

Health Agent Hours at Tolland Town Hall - Tuesdays: 2:00 - 4:00 p.m.
Appointments also available.

Valerie Nickerson, Tolland Health Agent
413-454-5161 - Cell
413 684-3103 - Home

email: nasdaq111@aol.com

NOTICE OF DECISION

The Town of Tolland Planning & Zoning Board, acting as Special Permit Granting Authority, in their regular meeting of Monday, August 15, 2005, APPROVED a Special Permit for Bell Atlantic Mobile of Massachusetts Corporation, Ltd., dba Verizon Wireless, to modify antenna types and configuration at their existing cellular tower, in conformance with all documentation submitted as part of the Special Permit Application dated July 15, 2005, on property of Crown Atlantic LLC on East Otis Road, Assessors Map 403, Lot 31, also Hampden County Registry of Deeds Book 10711, Page 493, in conformance with the Town of Tolland Zoning By-Law.

Stephen McAlister, Chairman



Tolland Open Space Committee invites you to
A Tour of Ashintully Gardens
Tyringham, MA
Saturday, September 10th

Meet at Tolland Town hall at 9:15 a.m. to caravan
to this magnificent estate run by the Trustees of Reservations.

Or drive to Ashintully on your own

Admission is free. Coffee will be served.

Our goal is to learn more about what area sites have been preserved
and take advantage of the public access - Contact Gloria Gery at 413 258 4693
or gloriagery@juno.com if you plan to attend.



Tolland 4-H Club News
Blue Ribbon Mountaineers

Our Tolland 4-H Club, the Blue Ribbon Mountaineers, represented Tolland proudly at this year's Hampden County 4-H Fair last month. This was our club's first time participating in an official 4-H event and it was a fantastic debut.

The Annual Hampden County 4-H Fair was held on July 30th at the Eastern States Exposition fairgrounds and was a fun-filled day for all who attended. The fair is a great event where all of the county's 4-H clubs are invited to show what they have made, raised, or grown. We had club members participating in nearly every event from a Fun Run to the Dairy Show to a Talent Show, and even a Tractor Pull Contest. The exhibit hall was filled with the wonderful creations of our members, all displayed with style and pride. As a special treat, our club was asked to demonstrate the bottle rockets we made by launching them at the fair.

The goal of 4-H is to help kids develop as individuals and as responsible and productive citizens in their communities. It is a "learn-by-doing" program for boys and girls between the ages of 5 and 18. We meet monthly at the Town Hall and encourage any interested kids or adult volunteers to come by for a visit to see what our club is doing. If you have any questions about our club, feel free to call Mike Sullivan at 258-4829.

10:00 a.m., Thursday, September 29th
Meet at Tolland Town Hall

The Tolland Open Space Committee invites you to participate in a tour of the Granville, MA Sportsmen's Club facilities and discuss their use of various state and other programs to conserve land. Rick Vincunas of Granville and Peter Russell of the Tolland Open Space Committee will lead this tour and discuss how they preserved the land and their lessons learned.

Contact Peter Russell at e.russellewp@verizon.net or (914) 769-5889 for more information or to indicate your attendance. Or just be at Town Hall at the designated time.

This program is part of the ongoing Open Space Committee's efforts to educate itself and citizens about success stories and options.

Please join us!

Tolland Council on Aging - Senior Transport Project Seeks Seniors in Need & Volunteer Drivers

Marge Liberty, Coordinator for the Senior Transport Project of the Second Congregational Church in Westfield, says they would love to offer escorted transportation to elders who need it living in Granville and Tolland, but they must find volunteer drivers in order to do so. The volunteers use their own cars to transport seniors to medical appointments and shopping and receive mileage compensation for each trip they provide. The project is funded by Sarah Gillett Senior Services, Inc. of Westfield and the Second Congregational Church of Westfield.

Elders 60 years and older can use this service once a month for shopping, and for medical trips, as needed, as long as there are enough volunteer drivers. Riders are asked to make a donation for the service. Elders who need transportation, and persons of any age with valid driver's licenses that are willing to volunteer for this very important program, are asked to call Marge Liberty at 413-562-8796 for more information.

The Granville Tolland Citizens Scholarship Foundation is pleased and proud to announce it has awarded 22 scholarships totaling over \$16500.00 to full time Granville and Tolland college students for the 2005-2006 academic year. Scholarship recipients include Chadwick Berndt, Michelle Canfield, Hillary Carl, Douglas Gladding, Amy Goldrup, Seth Hodges, Nathaniel Holmes, Rebecca Houff, Rebecca Johnson, Nicholas Jones, Kristine Kornely, Michael Kornely, Diane LaTaille, Christina McGorty, Timothy McGorty, Gregory Miller, John Sadowski, Justin Simeone, and Seth Urbanoski.

It is also our pleasure to announce the first recipients of the Lt. Travis J. Fuller Memorial Scholarship, Aslyne Kellogg and Linda LaTaille. The Fuller family started the Lt. Travis Fuller scholarship this year in memory of Granville's Lt. Travis J. Fuller who died while serving our country in Iraq. This scholarship is awarded to college students majoring in education and demonstrating community leadership skills. In addition, Michelle Isner has been chosen to receive the Dorothy Miller Scholarship for her studies in the nursing field.

Thank you to all who have donated to the GTCSEF. Your generosity goes a long way in helping our college students achieve their goals and ambitions. In the upcoming months, we will be entering the next phase of our campaign to raise our permanent endowment in an effort to give more and larger scholarships to our recipients in the coming years. We hope for your continued support. For more information, please check out our website at www.tolland-ma.gov.

Congratulations and best of luck in the upcoming school year to all of our recipients.

Walk-a-thon to Benefit Yanner Park - Friends of Yanner Park have organized a walk-a-thon on Sunday, September 25th rain or shine. Walkers (individuals or teams) may register at 9 a.m. at Yanner Park on Town Hill Rd. The three-mile walk along Town Hill Road begins at 9:30 a.m. and finishes at the park with free refreshments. Proceeds from the walk will help fund a series of walking trails on the property.

Sponsor forms are available at www.yannerpark.org and at the Sandisfield Post Office.

Walkers are encouraged to get sponsors and pledge donations before the walk. Any and every donation amount is welcome. Friends of Yanner Park volunteers are also selling Yanner Park T-shirts and baseball caps to raise additional funds.

If you would like to join the Walking Trail Committee to help plan and create trails, please contact Hal Holt 258-4018 or Eric Hartshorn 258-2846.

Yanner Park is a 257-acre parcel of forested land given to the Town of Sandisfield by the late Jack Yanner. Friends of Yanner Park is a non-profit organization established in 2004 to raise the funds necessary to build the park with features such as a playground, pavilion, ice-skating rink, ball field and walking trails. For more information, visit www.yannerpark.org.



Save Black Fly Day!

Call for new officers for BFD 2006

WE ALL LOVE BLACK FLY DAY! The 11th Black Fly Day is scheduled for Saturday, June 3, 2006. Officers for the 2006 Committee are needed because the present officers must resign after years of gallant service.

Obviously, without officers Black fly Day cannot continue....Black Fly Day 2006 needs a Chair, Vice Chair, Treasurer and Secretary as well as an Assistant Facilities Manager.

Creating this wonderful event is a lot of work, and terrifically enjoyable. You will laugh and tear your hair and be part of something both unique and constructive.

These officers may be from any of the towns of Tolland, Granville, Otis or Sandisfield. Meetings are held at the Tolland Town Hall.

If you or a group are interested in saving Black Fly Day, please contact former Committee Chair Sue Voudren by mail at 157 Hartland Road, Tolland MA 01034, or by email at svoudren@juno.com.

Deadline for inquiries is September 15, but act right away.

GARNET ROGERS TO PERFORM AT SANDISFIELD ARTS CENTER

The Sandisfield Arts Center presents Canadian singer/songwriter Garnet Rogers Saturday, September 3rd at 8:00 pm. Admission is \$18.

With a style and vision all his own, Garnet is a formidable instrumentalist and highly literate balladeer with a powerful baritone voice. Journeying throughout the U.S. and Canada, Garnet uses his travel experience to create a tapestry of music from the Maritimes through the plains, to the mountains.

Hailed by the Boston Globe as a "brilliant songwriter... and singer" and "one of the major talents of our time" Garnet sings extraordinary songs about people who are not obvious heroes and of the small everyday victories. As memorable as his songs, his over-the-top humor and lightning-quick wit move his audiences from tears to laughter and back again.

Garnet notes, "having a career in folk music is like being in the witness protection program. People know you're out there, but they just can't quite find you." The Sandisfield Arts Center is honored to help rectify that, bringing to the Berkshires this charismatic performer, who has been featured on such national programs as All Things Considered and Mountain Stage as well as a headliner at such venues as Lincoln Center, Wolf Trap and major festivals across the country. Audience members are encouraged to bring non-perishable foods, and/or items of personal care (i.e. shampoo, soap, etc.) to the concert as donations to the People's Pantry Food Bank.

The show will be opened by Jeffrey Folmer who has performed as far away as Alaska and for as many as 40,000 people. He has opened for many internationally-renowned artists and has been a finalist in prestigious national singer/songwriter competitions. Folmer also stars Jesus in an annual professional production of Jesus Christ Superstar in Philadelphia.

For reservations, call 413-258-4100. For information and directions, visit www.sandisfieldartscenter.org <<http://www.sandisfieldartscenter.org>> .

GUITARIST JOEL BROWN RETURNS TO SANDISFIELD

On Saturday, September 24th at 8 p.m., Joel Brown will perform in the intimate downstairs Café of the Sandisfield Arts Center. This guitarist's eclectic career has taken him from Carnegie Hall to Tanglewood, but he is perhaps best known in Berkshire County as a long-time collaborator and recording artist with partners Bill Crofut and Chris Brubeck.

Brown has appeared as concerto soloist with orchestras across the U.S., is a founding member of the Vinci-Brown-Alton Trio, and has recorded on the Telarc, Dorian, and Albany labels. He is presently artist-in-residence at Skidmore College in Saratoga Springs, New York.

The Sandisfield Arts Center is located on Hammertown Road off Route 57 in Sandisfield. Once a Baptist Church and orthodox synagogue, the historic 1839 building now serves as a thriving community arts center known for its small-town charm and great acoustics. For more information, visit www.sandisfieldartscenter.org.

24th Annual Harvest Fair

Columbus Day Weekend

October 8 - 9 & 10

Granville, MA

On Columbus Day Weekend, October 8 - 10, Granville will host its 24th Annual Harvest Fair. From the Village School to the Town Hall, a mile of delicious foods, delightful entertainment, arts and crafts, exhibits and tag sales await our visitors. The town will be decked in her autumnal finery, rain or shine, indoors and/or outdoors. Parking areas at either end of the mile long festivities will allow you to take the free shuttle buses up and down the hill.

At the the Village School, by the east end of the fair, there are great food and crafters' booths galore with many handmade/homemade goods for sale. A short walk or shuttle bus ride to the Public Library takes you to a giant Book Sale and a Raffle for baskets filled with items donated by local businesses and crafters including gift certificates, homemade relish, jellies, pickles, soaps, vinegar and wreaths. Also a variety of crafts are for sale on the lawn and the best hot dogs and homemade relish in town. Next door, the church is selling Gourmet Coffee and down their driveway in the Fellowship Hall there are craft vendors, food, treasures, RADA knives and a bake sale. Across the road on the Town Green are more great foods sold by the Fire/Police Departments and Lions Club along with many vendors selling various craft items.

The shuttle buses will take you up the hill to the 1802 Meeting House to a glorious display of quilts by the renowned Granville Quilt and Needlework Guild. More handmade/homemade crafts are for sale as well as slices of hot apple pie, soups, and baked goods. On the lawn, the Granville Cultural Council is sponsoring the first ever SCARECROW CONVENTION. The "participants" will be doing their job (if there are any crows around) for the 3 days of the fair, with prizes for originality awarded on Saturday. Walk across the road to visit the Pottery and stop by the fruit stand for a bag of Granville Apples. A few steps west is the Granville Gallery.

Across the road, Gallery parking is available at the Town Hall and is where the buses turn around to go back down the hill. Antique shops - Granville has them! Orchards and gourmet ice cream, yum! Many 17 and 18th Century Homes - lots of those. Our hills provide magnificent vistas of fall foliage in abundance! We are decked out in our finest and welcome all. Any questions, please call the Town Hall at 413, 357-8585.

Tolland Women's Club

*Hello...*after a great summer, the Women's Club is ready to meet on the 2nd Tuesday of each month. Our next meeting will be:

Tuesday September 13

7:30pm *at the*

Tolland Town Hall

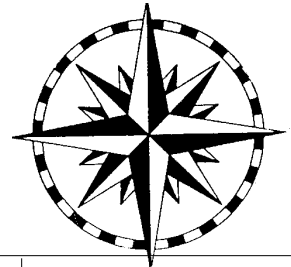
This meeting will be a project night - Fall Baskets.

Join us...we provide the supplies, you provide the company.

Personals:

Looking for before and after school care for my children- 2 preschool and one school age child in Tolland area. References are required. Please call Jennifer at 413 258-4840

Tolland Weather



Elevation: 1500 feet above sea level
For the period: July 17 to August 19, 2005

	MAX.	DATE	TIME	MIN.	DATE	TIME
TEMPERATURE	91	July 27	2pm	54	Aug 18	7am
HUMIDITY	100% several times			29%	Aug 17	2pm
DEWPOINT	77	July 18	4pm	41	Aug 18	1pm
BAROMETRIC PRESSURE	30.29	July 31	7am	29.66	July 27	6pm
WIND SPEED/DIRECTION	25mphN	July 22	8pm			
WIND CHILL						
TOTAL RAINFALL	1.71"					

Town Hall Hours:

- Mon. & Tues. - 8:00am to 4:00pm
- Wed. from 8:00am to 12pm




Assessor Clerk's hours : Monday 10am-4pm

Town Clerk hours: Monday 2 - 4pm



SEPTEMBER 2005

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 LIBRARY HOURS: Mon. 3:00pm - 8:30pm Thurs. 11:00am - 4:00pm Sat. 10:00am -12:00pm Senator Knapik's Office Hours: Monday September 12 - 11:30 to12:15				1	2	3
4 3:00 - 7:00 pm DUMP	5 LABOR DAY TOWN HALL CLOSED	6 2 - 4 pm Board of Health	7 10:00am Yoga at Town Hall 5 - 7:00pm DUMP	8	9	10 9 - 11:00 am DUMP
11 3:00 - 7:00 pm DUMP	12 5 - 6 Bldg.Insp. 6:00 Selectmen 7pm Public Hearing at Town Hall-ZOING BY-LAWS	13 2 - 4 pm Board of Health Tolland Women's Club - 7:30 at Town Hall	14 10:00am Yoga at Town Hall 5-7:00pm DUMP	15	16	17 9 - 11:00 am DUMP
18 3:00 - 7:00 pm DUMP	19 5:00 Bldg.Insp 6:00pm Selectmen . 7:00pm PlanningBoard	20 2 - 4 pm Board of Health	21 10:00am Yoga at Town Hall 5-7:00pm DUMP	22	23	24 9 - 11:00 am DUMP
25 3:00 - 7:00 pm DUMP	26 5:00 Bldg.Insp.	27 2 - 4 pm Board of Health	28 10:00am Yoga at Town Hall 5-7:00pm DUMP	29	30	

THE TOLLAND TATTLER is a monthly newsletter and a non-profit, volunteer publication by the Board of Selectmen of Tolland, Massachusetts. It is distributed free to residents. The Tolland Tattler solicits news and calendar items from town boards and community groups, and will try to print all the news received.

Policy regarding copy submitted for the "Letters to the Editor" column:

The Tolland Tattler is the official publication of the Town of Tolland and is sponsored by the Tolland Board of Selectmen. It receives additional funding from various groups including the Council on Aging. The Board of Selectmen maintains the right to review letters submitted to the 'Letters to the Editor' column for content. Letters that are in bad taste, derogatory or present a potential legal problem will not be printed.

DEADLINE: Copy and calendar events must be received by the 20th of each month. Items can be mailed to the Town Hall, dropped off at the Town Hall or by E-Mail to: jeanwillow@crocker.com

ADVERTISING RATES AND SIZES:

Prices :1/4 page - \$5.00 • 1/2 page - \$10.00 • full page \$20.00

Mechanical specifications can be obtained by contacting:

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Jean Jinks, Editor

Tolland Town Hall

241 West Granville Road

Tolland MA 01034

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